

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for July 7, 2004 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.04064
Four Winds Estates Addition

PROPOSAL: A final plat consisting of 4 lots

LOCATION: Southwest 84th Street and West Old Cheney Road

LAND AREA: 147.00 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 9 and 10 irregular tracts, located in the southwest quarter of Section 11, T9N, R5E, in the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agricultural

EXISTING LAND USE: Farmland.

SURROUNDING LAND USE AND ZONING:

North: Agriculture, zoned AG
South: Agriculture, one dwelling, zoned AG.
East: Agriculture, one dwelling, zoned AG.
West: Agriculture, State spur 55A, zoned AG

HISTORY: The Four Wind Estates Community Unit Plan and Preliminary Plat were approved by the Lancaster County Board on May 15, 2004. Administrative Amendment #04047 to County Special Permit #206, to rotate SW 80th Court to the east allowing for proper grading was approved on June 14, 2004.

UTILITIES: There are no public sewer or water available. Individual wells and waste disposal are proposed. This is in Norris Public Power service system.

TRAFFIC ANALYSIS: This is served by State Spur 55A/SW 84th Street and West Old Cheney Road. SW 84th is a paved state road and Old Cheney is graveled county road. West

Old Cheney is not shown for future paving. There is a poor vertical approach and lack of a platform at the rail crossing on Old Cheney to the west of this application.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat. Except Outlot B should be divided to separate the area of future development from the farmland as shown on the preliminary plat and the community unit plan.
2. The County Engineer's letter of June 7, 2004 requests changes to the dedication as follows: "each residential lot shall have only one access" to "each lot will be permitted only one residential access per lot"..
3. Revisions and installation of improvements are required prior to scheduling to the County Board.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Revise the Dedication as requested by the County Engineer. To show "each lot will be permitted only one residential access per lot".
 - 1.1.2 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
 - 1.1.3 Start lot numbering on with 1 instead of 4.
 - 1.1.4 All references to the City of Lincoln should be changed to Lancaster County.
 - 1.1.5 Divide Outlot B into two separate outlots to separate the future development area from the farmland.
 - 1.2 All improvements must be in place and approved by the County Engineer.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.1 To submit to the County Engineer an erosion control plan.
 - 2.2 To protect the remaining trees on the site during construction and development.

2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.

2.4 To complete the private improvements shown on the preliminary plat.

2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

2.6 To relinquish the right of direct vehicular access to West Old Cheney Road.

2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision. All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent. The property taxes are due and become a lien on the property on December 31, 2004. If this plat is not approved until after January 1, 2005, the Treasurer's office statement must be prepared and dated after January 1, 2005.

Prepared by:

Derek Miller, 441-6372, dlmiller@ci.lincoln.ne.us
Planner
June 14, 2004

APPLICANT: Brian D Carstens and Associates
601 Old Cheney Road, Suite c
Lincoln, NE 68512
(402) 434-2424

OWNER: Harlan and Judith Stiefel
12700 West Van Dorn Street
Lincoln, NE 68339
(402) 440-8556

CONTACT: Brian Carstens



County Final Plat #04064 **Four Winds Estates Add** **SW 84th St. & W. Old Cheney Rd.**

2002 aerial

Zoning:

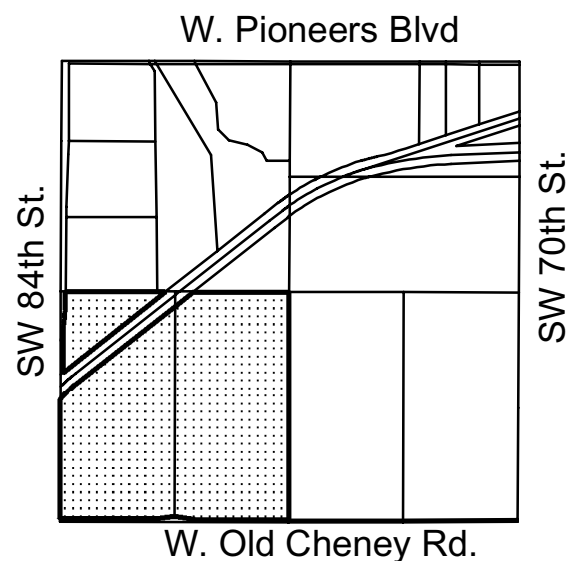
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 11 T9N R5E



Zoning Jurisdiction Lines

City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.

**FINAL PLAT
BASED ON COUNTY
PRELIMINARY PLAT #03009**

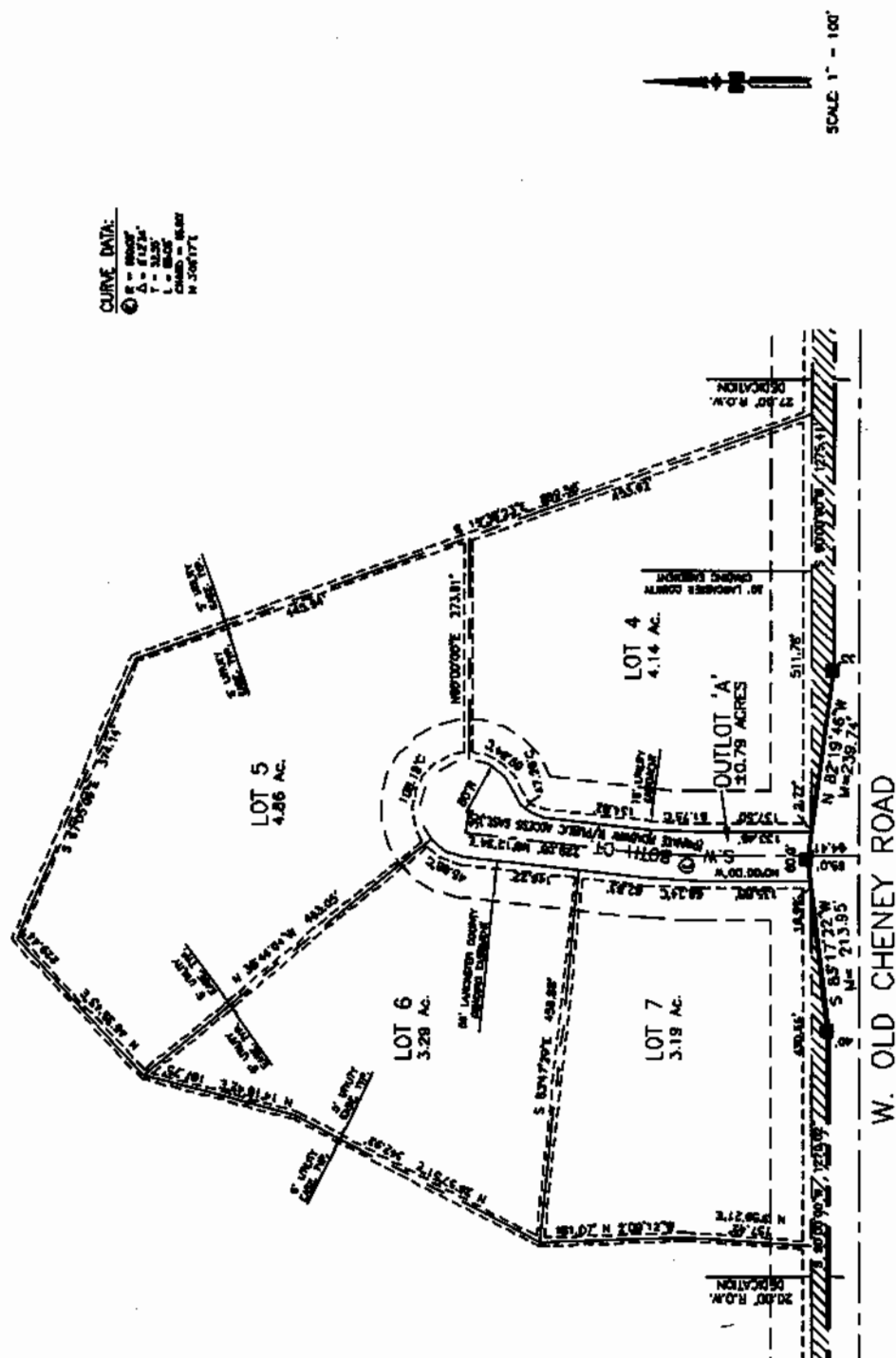


SCALE: 1" = 200'

FOUR WINDS ESTATES ADDITION

FINAL PLAT

BASED ON COUNTY PRELIMINARY PLAT #03009



Lancaster

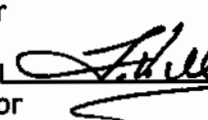
DON R. THOMAS - COUNTY ENGINEER

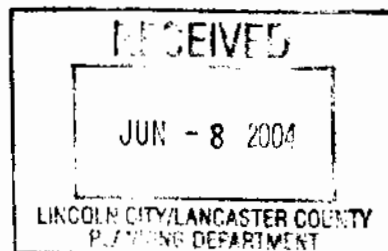
County

Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: June 7, 2004
TO: Mike DeKalb
Project Planner
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: FOUR WINDS ESTATES ADDITION
FINAL PLAT



Upon review, this office has no direct objections to Final Plat, subject to changing in the dedication, "each residential lot shall have only one access" to "each lot will be permitted only one residential access per lot".

LWW/bml

Sublv.wk/Four Winds Estates/Final Plat-No Objection Mem.